

RESOLUTION NO. A-_____

1 WHEREAS, the City Council, on July 21, 2003, adopted Resolution No. A-82222 finding
2 an area generally bounded by C street on the south, 17th street on the west, the Burlington
3 Northern Santa Fe Railroad on the north, and 28th street on the east and also including an area
4 generally bounded by the Northern Santa Fe Railroad on the south, Interstate 180 on the west,
5 Salt Creek on the north, and 14th street on the east, to be blighted and substandard as defined in
6 the Nebraska Community Development Law (Neb. Rev. Stat. §18-2101, et seq. as amended) and
7 in need of redevelopment; and

8 WHEREAS, the City Council has previously adopted the Antelope Valley
9 Redevelopment Plan (Plan) including plans for various redevelopment projects within said area
10 in accordance with the requirements and procedures of the Nebraska Community Development
11 Law by Resolution No. A-83093 (November 29, 2004) providing for the sale, redevelopment and
12 rehabilitation of the Vine Street Redevelopment Project on 23rd to 24th Streets, and U to Vine
13 Streets, New Affordable Housing/First Time Homebuyer Project; and

14 WHEREAS, on October 15, 2004 notice of public hearing was mailed, postage prepaid,
15 to the president or chairperson of the governing body of each county, school district, community
16 college, educational service unit, and natural resource district in which the real property subject
17 to such plan is located and whose property tax receipts would be directly affected and to all
18 registered neighborhood associations located in whole or in part within one mile radius of the
19 area to be redeveloped setting forth the time, date, place, and purpose, of the public hearing to be
20 held on October 27, 2004 before the Lincoln City - Lancaster County Planning Commission
21 regarding the Plan; and

1 WHEREAS, said Plan was submitted to the Lincoln City - Lancaster County Planning
2 Commission for review and recommendation, and said Planning Commission on October 27,
3 2004 found said Plan to be in conformance with the Comprehensive Plan and recommended
4 approval thereof; and

5 WHEREAS, on November 12, 2004 a notice of public hearing was mailed, postage
6 prepaid, to the foregoing governing bodies and registered neighborhood associations setting forth
7 the time, date, place, and purpose of the public hearing before the City Council held on
8 November 29, 2004 regarding the Plan; and

9 WHEREAS, on November 5, 2004 and November 12, 2004, a notice of public hearing
10 was published in the Lincoln Journal Star newspaper, setting forth the time, date, place, and
11 purpose of the public hearing held on November 29, 2004 regarding the Plan; and

12 WHEREAS, on November 29, 2004 in the City Council Chambers of the County City
13 Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing
14 relating to the proposed Plan and all interested parties were afforded at such public hearing a
15 reasonable opportunity to express their views respecting said proposed Plan; and

16 WHEREAS, the City Council, after the hearing on November 29, 2004, duly considered
17 all statements made and materials submitted relating to said Plan and specifically found that the
18 costs and benefits of the Vine Street Redevelopment Project, including costs and benefits to other
19 affected political subdivisions, the economy of the community, and the demand for public and
20 private services were in the long-term best interest of the community impacted by the Project
21 considering: (a) the tax shifts from the use of Community Improvement Financing as authorized
22 in § 18-2147; (b) the community's public service needs impacts and local tax impacts arising

1 from the approval of the project; (c) impacts on employers and employees of firms locating or
2 expanding within the boundaries of the project area; (d) impacts on other employers and
3 employees in the City and immediate area outside the project area; and (e) other impacts the City
4 Council hereby determines to be relevant to the consideration of costs and benefits arising from
5 the Project; and

6 WHEREAS, The City Council directed that the Urban Development Director or his
7 authorized representative to take all steps necessary to implement the provisions of said Plan; and

8 WHEREAS, on October 6, 2004 the City advertised for and requested redevelopment
9 proposals for the Redevelopment of the Vine Street Redevelopment Project; and

10 WHEREAS, in October of 2004 the City received and reviewed the response to the
11 requests selecting Brighton Construction (Brighton) as the redeveloper of record according to the
12 Community Development Law; and

13 WHEREAS, Brighton and the City have negotiated and are desirous of entering into the
14 attached "Liberty Village Redevelopment Agreement"; and

15 WHEREAS, the City hereby adopts its previous findings related to the Plan and the Vine
16 Street Redevelopment Project.

17 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lincoln,
18 Nebraska:

19 1. That the attached Liberty Village Redevelopment Agreement is consistent with
20 the Project as provided in the Plan and in the long-term best interest of the community
21 considering the previous findings and the materials and testimony related to this resolution.

22 2. That the attached Liberty Village Redevelopment Agreement between the City of
23 Lincoln and Brighton Construction Company, Inc. for the development of the Liberty Village

1 Project in accordance with the terms and conditions contained in said Agreement, is hereby
2 approved and the Mayor is authorized to execute the same on behalf of the City of Lincoln.

3 3. The City Clerk is directed to return one fully executed copy of the Agreement to
4 Brighton Construction Company, Inc., 938 N. 70th Street, PBS 108, Lincoln, NE 68505 and one
5 copy to the Urban Development Department.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2005:

Mayor